

**Loudoun County, Virginia
Community Development Block Grant Program
2006-2007 Annual Action Plan**



**Program Year Three
July 1, 2006 – June 30, 2007**

**Loudoun County Department of Family Services
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**Loudoun County Community Development Block Grant Program
2006-2007 Annual Action Plan**

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EXECUTIVE SUMMARY

The Consolidated Plan is a requirement of the U.S. Department of Housing and Urban Development (HUD) as a condition of receiving funding from certain federal programs. The Consolidated Plan is a 5-year comprehensive planning document that identifies Loudoun County's overall needs for affordable and supportive housing, homeless shelters and services, community and economic development and public services. The Consolidated Plan also defines the County's strategies, priorities and objectives for addressing identified needs.

An Annual Action Plan is required for each of the five years of the Consolidated Plan. This Annual Action Plan covers the period July 1, 2006, through June 30, 2007, which is the third year of the five-year Consolidated Plan. The Annual Action Plan identifies the projects that will receive Community Development Block Grant (CDBG) funds in Loudoun County for FY 2007 as well as the program goals and objectives and outcomes.

Program Year 3 CDBG projects address a broad range of needs in the County and are strategically located to serve a significant number of low and moderate income residents. The projects that were selected for funding meet the national objectives and eligibility requirements of the CDBG program.

An estimated \$952,198 in federal funds from the Consolidated Plan (\$880,155 CDBG and \$72,043 HOPWA) and \$10.5 million in federal, state and local funds will be available in FY 2007 to provide decent, safe and affordable housing, establish and maintain a suitable living environment and expand economic opportunities, especially for low and moderate income persons in Loudoun County.

Loudoun County will be implementing several initiatives in the next year to expand the amount of affordable housing available to low and moderate income homebuyers and renters. The County is also restructuring the Continuum of Care process through the Department of Family Services with the goal of identifying needs and increasing services to the homeless.

Objectives and Outcomes

The 2006-2007 Annual Action Plan identifies activities in relation to a new federal requirement for the CDBG program called the Outcome Performance Measurement System. The new system is to be used with the County's Five Year Consolidated Plan and Annual Action Plans. The system enables HUD to collect information on the outcomes of activities funded by CDBG funds and to aggregate the information at the national, state and local levels.

The Outcome Performance Measurement System has three overarching objectives: 1) Creating Suitable Living Environments, 2) Providing Decent Affordable Housing and 3) Creating Economic Opportunities. There are also three outcomes associated with each

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objective: 1) Availability/Accessibility, 2) Affordability and 3) Sustainability. The following distribution of activities is categorized by the new Outcome Performance Measurement System.

1) Suitable Living Environment (8 projects - \$411,674)

Outcome: Availability/Accessibility

Purcellville Transitional Home for Women: \$120,000

This project continues the renovation of a property that will serve as a transitional housing facility for between 15-20 single/pregnant women who have graduated from an emergency shelter facility.

Project Sponsor: Good Shepherd Alliance

Loudoun Accessible Medication Program: \$33,500

This program provides assistance to approximately 350 low income elderly clients to access free chronic prescription medications.

Project Sponsor: Northern Virginia Family Service

Hebron Homeless Shelter Renovations: \$17,130

This project continues the renovation of the lower level of the Hebron emergency shelter to add an additional unit for women/children.

Project Sponsor: Good Shepherd Alliance

Bilingual Assistance to Spanish-Speaking Clients: \$27,000

This project supports a Family Resource Specialist position that will assist persons seeking assistance from the Department of Family Services.

Project Sponsor: MotherNet

Money Management/Benefit Enrollment Program: \$25,000

This project will provide case management to approximately 65 low income elderly and disabled who are at risk of becoming homeless to enable them to remain in their own homes as long as possible.

Project Sponsor: Loudoun Volunteer Caregivers

Case Management Support for Adults with Disabilities and Their Children: \$23,300

This project will provide case management to parents with intellectual disabilities and their children, as well as other adults with disabilities at risk of becoming homeless.

Project Sponsor: Loudoun Association for Retarded Citizens

Forest Grove Elementary Playground: \$38,300

The Forest Grove Elementary School playground will provide recreational, social, and physical stimulation opportunities to children and families in the Sterling neighborhoods surrounding the school.

Project Sponsor: Forest Grove Elementary School PTA

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Sully Science Park and Playground: \$127,444

This state-of-the-art facility will provide recreational, social, physical and educational experiences for children and families in the Sterling Park community. The science park will be used by teachers as a teaching aid to stimulate students.

Project Sponsor: Sully Elementary School PTO

Outcome: Affordability

Camp Scholarship Program: \$23,223

This project will provide scholarships to low and moderate income youth in the Town of Leesburg between the ages of 5-17 to attend a variety of seasonal camps.

Project Sponsor: Town of Leesburg

Loudoun County Home Improvement Program (LCHIP): \$144,227

This county program will rehabilitate the owner-occupied homes of approximately eight low and moderate income households by bringing them up to local code and federal housing quality standards.

Project Sponsor: Loudoun County Department of Family Services

Outcome: Sustainability

No 2006-2007 projects.

2) Decent Housing (1 project - \$125,000)

Outcome: Availability/Accessibility

No 2006-2007 projects.

Outcome: Affordability

Banneker Affordable Housing - \$125,000

This project continues the development of six affordable single family units in the Banneker Subdivision.

Project Sponsor: Loudoun Habitat for Humanity

Outcome: Sustainability

No 2006-2007 projects.

3) Economic Opportunity

No 2006-2007 projects.

Program Administration Costs: Twenty percent (20%) of the total annual CDBG allocation, or \$176,031. Administrative funds are used for general management, oversight and coordination of CDBG funded activities and programs.

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Evaluation of Past Performance

Loudoun County's second year as a CDBG entitlement jurisdiction will be completed June 30, 2006. The first year's experience included slow start up of projects, primarily due to the delayed approval of the County's first Five Year Consolidated Plan.

First and second year projects are being completed in a timely manner. The largest amount of CDBG funding supports a new home improvement program for low and moderate income homeowners. This program became fully staffed in February 2006. Applications are being accepted from eligible homeowners and the first draw downs of CDBG funds are anticipated to occur this summer.

Accomplishment data will be included in the 2005-2006 Consolidated Annual Performance Evaluation Report (CAPER).

Citizen Participation and Consultation Process

Input was solicited from numerous organizations on priority needs in Loudoun County and potential measures for addressing the needs. Consultations were held with a variety of agencies and groups that provide services to the elderly, homeless, persons with disabilities and/or HIV/AIDS and their families, and children. Housing and social service units within the Department of Family Services met to discuss the coordination of information in the preparation of the 2006-2007 CDBG Annual Action Plan.

The local Health Department was contacted, in addition to the Department of Family Services, to gather data on any documented reports of children in the County being diagnosed with lead poisoning.

A summary list of service organizations that were involved in the consultation process include:

Advocates for the homeless (15 organizations)
Special Needs Population: Elderly (3 organizations)
Special Needs Population: Persons with alcohol or drug addictions (2 organizations)
Special Needs Population: Persons with disabilities (2 organizations)
Special Needs Population: Persons with HIV/AIDS and their families (3 organizations)

In addition to the community outreach efforts described above, the following are additional actions Loudoun County has taken to broaden public participation in the development of the Annual Action Plan:

- A public service program was taped for distribution to local television audiences about the CDBG program.
- Public hearing advertisements were placed in the Spanish-language newsletter published by La Voz.

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- Representatives from historically African-American communities in rural western Loudoun County were encouraged to attend the public hearings.
- Organizations that work with the disabled and participate in the Loudoun Human Services Network were encouraged to distribute information on the public hearings to advocates and clients.
- Small business owners were encouraged to participate in the development of the Plan.
- Service providers were contacted to encourage their clients to provide input into the development of the Plan.

I. GENERAL

A. Available Resources

Federal Resources

Annual Entitlement Allocations

During Federal Fiscal Year 2006 (County Fiscal Year 2007) an estimated \$880,155 of Community Development Block Grant (CDBG) funds from HUD and \$32,000 of program income derived from repayment of LCHIP loans will be available to Loudoun County, an urban entitlement county.

Other Federal Funds

Housing

- | | |
|--|-----------|
| ▪ Administrative fees from HUD for administering 763 Housing Choice Vouchers | \$593,860 |
| ▪ Family Self-Sufficiency Program Coordinator Grant from HUD | \$63,000 |

Homeless

- | | |
|---|-----------|
| ▪ Supportive Housing Program Grant from HUD - THP | \$106,429 |
| ▪ Supportive Housing Program Grant from HUD - TOP | \$117,518 |
| ▪ SHARE-Federal Shelter Grant (FSG) from HUD for operating the County's emergency homeless shelter program | \$12,374 |
| ▪ Child Services Coordinator Grant (CSCG) from Virginia Department of Housing and Community Development (VDHCD) for operating the County's emergency homeless shelter program | \$13,125 |

HOPWA

- | | |
|--|----------|
| ▪ Housing Opportunities for Persons with Aids (HOPWA) allocation through the Northern Virginia Regional Commission | \$72,043 |
|--|----------|

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Total \$1,390,023

TOTAL ESTIMATED FEDERAL RESOURCES \$2,302,178

Other Resources

Non-Federal Public Sources (State)

Housing

- Sponsoring Partnerships and Revitalizing Communities (SPARC) from the Virginia Housing Development Authority (VHDA) State directly provides low interest loans for mortgage financing \$6,000,000
- HOME Stride Program from VHDA State directly provides low interest loans for mortgage financing for public employees and first-time homebuyers \$1,200,000

Homeless

- SHARE-Shelter Support Grant (SSG) from VDHCD for operating the County's emergency homeless shelter program. \$26,400
- Homeless Intervention Program (HIP) from VDHCD Provides grants for the prevention of eviction or foreclosure \$96,000
- Staff for operation of HIP \$41,000

Special Needs – Non Homebuyer

- Loudoun County Disability Services Board (DSB) Grant from the Virginia Department of Rehabilitation Services. \$8,250

Community Development

- On-Site Wastewater Program Department of Environmental Quality (DEQ) to provide low interest loans for repair and/or replacement of failing wastewater treatment systems \$146,108

TOTAL NON-FEDERAL (STATE) \$7,517,758

Non-Federal Public Sources (County)

Housing

- Staff and operating costs for the Affordable Dwelling Unit (ADU) \$372,693

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Rental and Homebuyers Opportunity Program (HOP)

- | | |
|--|-----------|
| ■ Down Payment Closing Cost (DPCC) Program anticipated loan amount funded by cash proffers approved by the County for down payment/closing cost assistance | \$942,000 |
|--|-----------|

Housing/Community Development

- | | |
|--|----------|
| ■ Staff and operating costs for the DPCC, On-Site Wastewater, SFRLF, SPARC, and HOME Stride Programs | \$13,248 |
|--|----------|

Homeless

- | | |
|---|-----------|
| ■ Operating the County's transitional shelter programs via contract with a non-profit (10% increase proposed) | \$195,694 |
| Local match | \$21,577 |
| ■ Operating the County's emergency homeless shelters via contract with a non-profit (10% increase proposed) | \$415,753 |
| ■ Staff and operating costs for the Homeless Intervention Program (HIP) | \$105,950 |

Housing, Homeless and Special Needs-Non Homebuyer

- | | |
|---|----------|
| ■ Staff and operating costs for the Operation Match Program (homesharing program) | \$86,870 |
|---|----------|

Special Needs-Non Homebuyer

- | | |
|---|----------|
| ■ Loudoun County Disability Services Board (DSB) Grant matching funds (local) | \$35,477 |
|---|----------|

TOTAL NON-FEDERAL (COUNTY)	\$2,189,262
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B. General Questions

1. Describe the geographic areas of the jurisdiction in which assistance will be directed during the next year.

Loudoun County continues to be among the fastest growing areas in the country. Since 2000, the population of the County has increased by 50.7%, from 169,599 to 255,518. Loudoun County has no high poverty areas or census tracts where the poverty level exceeds 10%. However, there are pockets of low and moderate income housing and small, but growing, concentrations of minorities. The map of the distribution in the County of Housing Choice Voucher clients found in the Appendices illustrates that most clients live near the Town of Leesburg and in the eastern section of the County. This distribution coincides with the employment centers of the County.

There are some older historically African-American communities in western Loudoun County. They are Willisville, Howardsville, Aldie Mountain/Bowmantown and Trapp Road. Some of these communities are experiencing problems with failing septic systems and wells that may be addressed by qualifying for rehabilitation grants or loans through the County's housing rehabilitation program.

2. Describe the basis for allocating investments geographically within the jurisdiction and among priority needs during the next year and the rationale for assigning the priorities. (91.215(a)(1)).

Loudoun County has no concentration of poverty in any particular geographic area. It is intended that resources will be utilized throughout the County. No single geographic part of the County is identified with a special priority either to benefit or not to benefit from the use of resources for activities. The County's objective is to be flexible with the use of funding and other available resources to meet needs countywide.

3. Describe actions that will take place during the next year to address obstacles to meeting underserved needs.

Examples of obstacles to meeting underserved needs include:

- Demand for affordable housing exceeds supply
- High cost of land, housing
- Lack of affordable housing for small, large families
- Loss of Section 236 housing units
- No project-based housing choice vouchers

Significant actions on the County's agenda for the next year to meet underserved needs include the following recommendations:

- Conduct a Countywide needs assessment
- Establish a collaborative relationship among County boards and authorities to focus on underserved needs such as the lack of affordable housing and sufficient public transportation

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- Establish public/private housing development partnerships
- Partner with the Industrial Development Authority (IDA) to construct and preserve affordable housing units
- Expand the Revitalization Tax Program
- Amend the Loudoun Affordable Dwelling Unit (ADU) Program
- Work with Housing Advisory Board (HAB) to implement housing policy recommendations included in the Five Year Consolidated Plan.

C. Managing the Process

1. Lead Agency

The lead agency that oversees the development and administration of the CDBG program is the Loudoun County Department of Family Services (DFS). The Northern Virginia Regional Commission disburses Housing Opportunities for Persons with Aids (HOPWA) funds to the County.

2. Identify the significant aspects of the process by which the Plan was developed, and the agencies, groups, organizations who participated in the process.

Countywide input was sought from a variety of sources during Plan development that included service providers, government agencies, private and nonprofit agencies. Meetings were held with groups that provide services to diverse populations such as the homeless and disabled to ensure that their clients needs were addressed in the Plan. In addition, community input was solicited through the annual needs hearing and public hearing process. See Appendices for a summary of comments received and proof of sufficient notice of public hearings.

3. Describe actions that will take place during the next year to enhance coordination between public and private housing, health, and social service agencies.

In an effort to enhance coordination between public and private housing agencies and among private and governmental health, mental health and service agencies, Loudoun County will continue to seek input from the Loudoun Human Service Network (LHSN) and groups such as Loudoun Housing Opportunities Made Equal (LHOME) and the Continuum of Care Committee during the year on housing, health, social service and community development activities. LHSN is a balanced partnership with public and private organizational representation, including faith-based organizations, that works to coordinate human service delivery in the county and to minimize duplication of services. LHOME is one of the nine focus groups of the LHSN. The Continuum of Care Committee is the oversight organization for the County's Continuum of Care planning process, particularly as it applies to the homeless. Both organizations have memberships that include representation from the public and private sectors, community groups and non-profit organizations.

Special outreach activities in the next year will target the business community, faith-based organizations and minority and immigrant populations.

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D. Citizen Participation

1. Summary of the Citizen Participation/Consultation Process

Input was solicited from numerous organizations on priority needs in Loudoun County and potential measures for addressing the needs. Consultations were held with a variety of agencies and groups that provide services to the elderly, homeless, persons with disabilities and/or HIV/AIDS and their families, and children. Housing and social service units within the Department of Family Services met to discuss the coordination of information in the preparation of the 2006-2007 CDBG Annual Action Plan.

The local Health Department was contacted, in addition to the Department of Family Services, to gather data on any documented reports of children in the County being diagnosed with lead poisoning.

Homelessness Advocates (15 organizations)

Family Connections

Loudoun County Continuum of Care

The Red Cross

The Salvation Army

Friends of Mental Health

Good Shepherd Alliance – Hebron

Good Shepherd Alliance – Men’s Shelter

Department of Family Services Local Only Shelter

Volunteers of America – Loudoun County Transitional Housing Programs

Loudoun Abused Women's Shelter (LAWS)

Christmas in April

Habitat for Humanity

Loudoun Economic Development and Affordable Housing Foundation (LEDAHF)

VA Coalition for the Homeless

Loudoun Housing Opportunities Made Equal (LHOME)

Special Needs Population: Elderly (3 organizations)

Loudoun County Department of Family Services

Loudoun County Parks, Recreation and Community Services Area Agency on Aging

Loudoun County Chapter of the American Association of Retired People (AARP)

Special Needs Population: Persons with alcohol or other drug additions (2 organizations)

Al-Anon Service Center of Northern Virginia

Loudoun County Mental Health/Mental Retardation and Substance Abuse Services

Special Needs Population: Persons with disabilities (2 organizations)

Department for the Rights of Virginians with Disability

Loudoun County Disability Services Board

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Special Needs Population: Persons with HIV/AIDS and their families (3 organizations)

Loudoun County Health

Northern Virginia Regional Commission

Department of Housing Services/ HOPWA Housing Counselor

Every effort was made to encourage the participation of all residents in the development of the 2006-2007 CDBG Annual Action Plan. General input was solicited through widely publicized advertisement in local media on the purpose of the Plan and the public input process. County residents had the opportunity to comment on housing, community development, public service needs and population and program priority needs identified in the proposed Plan prior to its submission to HUD at public hearings, meetings, or by directly contacting the County. Special accommodations were available for persons with mobility, visual, speech or hearing impairments. Information on the 2006-2007 CDBG Annual Action Plan schedule was distributed to local agencies, nonprofit organizations and other stakeholders working with minority, non-English speaking, and physically impaired residents to afford as many people as possible the opportunity for full participation in the process.

Comments received through the citizen participation process were considered in the preparation of the proposed and final Plan. Public comments were considered and, as appropriate, modifications were made to the final document.

The Loudoun County Department of Social Services (DSS) Board, whose members are appointed by the Board of Supervisors, held a public hearing on October 12, 2005. The purpose of the public hearing was to receive input from interested residents and stakeholders on housing and community development needs, including priority non-housing community development needs, fair housing issues, and program performance. Comments received at the public hearing were addressed by the DSS Board and considered in the preparation of the proposed 2006-2007 CDBG Annual Year Action Plan. The comments are included in the Appendices.

On April 11, 2006, the Loudoun County Board of Supervisors held a public hearing on the 2006-2007 CDBG Annual Action Plan and the activities proposed for funding. Comments on the Plan were received from March 1, 2006 through April 11, 2006.

Proof of the public hearings and a summary of public comments are included in the Appendices. All comments were accepted.

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In addition to the community outreach efforts described above, the following are additional actions Loudoun County has taken to broaden public participation in the development of the Annual Action Plan:

- A public service program was taped for distribution to local television audiences about the CDBG program.
- Public hearing advertisements were placed in the Spanish-language newsletter published by La Voz.
- Representatives from historically African-American communities in rural western Loudoun County were encouraged to attend the public hearings.
- Organizations that work with the disabled and participate in the Loudoun Human Services Network were encouraged to distribute information on the public hearings to advocates and clients.
- Small business owners were encouraged to participate in the development of the Plan.
- Service providers were contacted to encourage their clients to provide input into the development of the Plan.

E. Institutional Structure

1. Describe actions that will take place during the next year to develop institutional structure.

During Loudoun County's third CDBG program year, the DSS Board, in coordination with the Board of Supervisors, will continue to take the lead in implementing the program. As a result of their efforts, community outreach was increased to ensure that a cross-section of service providers and businesses benefiting low and moderate income persons were aware of the availability of CDBG funds. These efforts will continue in the future.

An emphasis will continue on increasing communication between housing and human service programs and organizations. The newly established Housing Advisory Board (HAB) will be kept informed of CDBG activities particularly as they relate to the development and preservation of affordable housing. In addition, the CDBG program will continue to nurture the relationship with nonprofit agencies and community-based organizations, with an emphasis on increasing the participation of minority and faith-based groups. Many of these agencies and organizations actively participate in the community input process and provide comments on funding priorities.

The County will continue to work with the business community and private industry to implement economic and community development priorities in the Annual Action Plan.

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F. Monitoring

- 1. Describe actions that will take place during the next year to monitor housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.**

Loudoun County will ensure through the annual application and resource allocation process that priority needs are addressed. Public feedback on performance will be solicited during the community needs public hearing prior to developing the annual action plan. Funding awards are approved by the Board of Supervisors and contracts are executed with project subrecipients. The contracts include each subrecipients proposed scope of work, projected outcomes and budget.

Subrecipients will be provided a monitoring checklist and will be monitored for program and financial compliance at least once during the contract period.

Monitoring also includes review of timeliness of expenditures and program progress utilizing the HUD Integrated Disbursement and Information System (IDIS). Subrecipients will be required to submit quarterly progress reports on their projects to CDBG staff. Annual monitoring visits will continue to be made by staff and quarterly progress reports will be submitted by subrecipients with projects that require long-term compliance with housing codes and other program requirements. CDBG staff are also assigned responsibilities for compliance with specific federal regulations such as environmental reviews, Davis-Bacon wage rate adherence, accessibility and fair housing requirements. More frequent monitoring will be conducted when needed to address contract nonconformance issues.

G. Lead-based Paint

- 1. Describe the actions that will take place during the next year to evaluate and reduce the number of housing units containing lead-based paint hazards in order to increase the inventory of lead-safe housing available to extremely low income, low income, and moderate income families.**

During the next year, the County will consult with the local health department and County welfare agencies to determine what data has been collected on children with lead poisoning. Consultations prior to the submission to HUD of the 2006-2007 Annual Action Plan revealed that there were no documented cases of lead poisoning in young children since July 1, 2004. The County will also continue the Loudoun County Home Improvement and Revitalization Program (LCHIP) that will provide grants and low interest loans to low and moderate income homeowners to improve their property. For properties built before 1978, an assessment will be conducted to evaluate the presence of lead-based paint. Contractors hired to work with homeowners will be trained in lead-based paint assessment and abatement.

Documentation on compliance will be included in each project file in accordance with the Lead-Safe Housing Rule. In addition, information on lead-based paint will be provided to landlords and clients participating in the Housing Choice Voucher program in an effort to identify rental properties built before 1978 that have not been tested.

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II. HOUSING

A. Specific Local Housing Objectives

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve during the next year.

Housing Priority Areas: Increase supply of and preserve affordable housing; Extremely Low Income (ELI); Very Low Income (VLI); Persons with Disabilities.

Low-income households, particularly below 50% Median Family Income (MFI), are the most vulnerable and disadvantaged in finding and keeping housing in the current market. The housing need in the County is primarily one of a lack of affordable housing units. Recent data indicates that of the 13,046 housing units sold in 2004, only 107 were below the maximum affordable range of \$149,000. The highest priority need level for renters in each family category is the 0-30% of MFI group. The vacancy rate for both owners and renters is below 2% and new construction is targeted to the high end of the market. Owners in the low to moderate income range were ranked at a medium to high priority need level based on the lack of affordable units available and the programs, both state and federal, that are currently in place to address their needs.

Goal 1: Maintain and increase stock of affordable rental housing

Specific Objectives

- 1.1. Over the next year construct 127 affordable rental units serving extremely low-income, low-income, and moderate-income renter households.
- 1.2. Over the next year provide 65 additional extremely low-income households with Section 8 rental assistance (current scoring not likely to receive new vouchers, projections are based on voucher turnover).
- 1.3. Over the next year provide housing counseling and education to 500 extremely low-income, low-income and moderate-income persons.
- 1.4. Over the next year provide financial assistance to 3 low and moderate-income renter households to purchase homes.
- 1.5. Over the next year provide advocacy services to 200 extremely low-income, low-income and moderate-income renters.

Programs and Resources

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Federal: CDBG, Section 8 Housing Choice Voucher Program, Section 8 Housing Choice Voucher Family Self-Sufficiency Program

State: Homeless Intervention Program, VHDA Low-Income Housing Tax Credit Program

Local: Loudoun County Affordable Dwelling Unit Program, Operation Match Program, Homeless Intervention Program

Private: Windy Hill Foundation

Goal 2: Maintain and increase stock of affordable owner-occupied housing

Specific Objectives

- 2.1. Over the next year construct and/or purchase 40 affordable housing units for low-income and moderate-income owner households.
- 2.2. Over the next year provide home repairs and improvements to 6 low-income and moderate-income owner households.

Programs and Resources

Federal: CDBG

State: Homeless Intervention Program, VHDA Sponsoring Partnerships and Revitalizing Communities Program, VHDA HOME Stretch Program

Local: Homeless Intervention Program, Loudoun County Affordable Dwelling Unit Program

Private: Christmas in April, Habitat for Humanity

B. Needs of Public Housing

Loudoun County has no public housing.

C. Barriers to Affordable Housing

1. Describe the actions that will take place during the next year to remove barriers to affordable housing.

Significant actions on the County's agenda for the next year to remove barriers to affordable housing include the following recommendations:

- Develop an Analysis of Impediments to Fair Housing
- Work with Housing Advisory Board to implement housing policy recommendations included in the Five Year Consolidated Plan
- Establish public/private housing development partnerships
- Partner with the Industrial Development Authority (IDA) to construct and preserve affordable housing units

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- Expand the Revitalization Tax Program
- Amend the Loudoun Affordable Dwelling Unit (ADU) Program

D. HOME/American Dream Down Payment Initiative

Loudoun County does not receive HOME funds.

III. HOMELESS

A. Specific Local Homeless Objectives

- 1. Describe the priorities and specific objectives the jurisdiction hopes to achieve during the next year.**

Homeless/Special Needs Populations Priority Areas: Homeless Persons and Families; Persons with Disabilities; Victims of Domestic Violence.

Data on the homeless in the County indicate that priority needs for the homeless include both emergency and transitional housing. Housing and supportive service needs of persons with disabilities and victims of domestic violence require special attention as the supply of housing options and shelters are extremely limited.

Goal 1: Encourage and support homeless prevention activities

Specific Objectives

- 1.1. Over the next year provide local/repayment funds through the Homeless Intervention Program to prevent eviction, and or foreclosure for 56 eligible households at risk of becoming homeless.
- 1.2. Over the next year provide local/repayment funds through the Homeless Intervention Program to assist 14 eligible households to obtain permanent housing by providing security and/or utility deposits.
- 1.3. Over the next year provide local funds through Operation Match to assist 165 households in their search to obtain permanent housing and financial stability.

Programs and Resources

State: VDHCD Homeless Intervention Program

Local: Operation Match Program

Goal 2: Enhance the provision of emergency shelter, transitional housing and related services

Specific Objectives

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- 2.1. Over the next year increase the number of emergency shelter beds from 68 to 70.
- 2.2. Over the next year increase the number of transitional housing units from 58 to 60.
- 2.3. Over the next year provide 10 unsheltered homeless persons per month with outreach services.
- 2.4. Over the next year provide outreach mental health services to 10 seriously mentally ill homeless adults through the Projects for Assistance in Transition from Homelessness (PATH) Project.
- 2.5. Over the next year provide 10 persons per month with emergency shelter and provide supportive services such as job training, educational programs, budgeting, transportation, substance abuse counseling, mental health counseling, medical care, housing counseling, food, clothing, furniture.
- 2.6. Over the next year provide 7 families per month with transitional housing and supportive services such as outreach, case management, life skills training, mental health services, educational training, employment assistance, child care, and transportation for up to two years.

Programs and Resources

Federal: CDBG, SHARE Federal Shelter Grant, Supportive Housing, PATH

State: SHARE Shelter Support Grant, Child Services Coordinator Grant

Local: Supportive Housing Program, SHARE Federal Shelter Grant, SHARE Shelter Support Grant, Child Services Coordinator Grant, PATH

Private: Good Shepherd Alliance, Loudoun Abused Women's Shelter, Jeremiah House

Goal 3: Enhance permanent affordable housing opportunities and services for the homeless

Specific Objectives

- 3.1. Over the next year provide permanent housing for 13 homeless individuals and families that were previously in emergency shelters or transitional housing.
- 3.2. Over the next year provide 25 supportive service units each month to those who have transitioned to permanent housing.

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Programs and Resources

Federal: CDBG, Section 8 Housing Choice Voucher Program, HOPWA, Supportive Housing Program

Local: Supportive Housing Program

Goal 4: Enhance permanent affordable, accessible supportive housing opportunities and supportive services for homeless persons with special needs

Specific Objectives

- 4.1. Over the next year increase the number of permanent supportive housing units for homeless individuals and families with special needs that were previously in emergency shelters or transitional housing from 18 to 20.
- 4.2. Over the next year increase the number of homeless persons in permanent supportive housing units served each month with extensive case management services from 0 to 1.
- 4.3. Over the next year increase the number of mentally ill homeless adults living in supported permanent housing provided with case management, support services, therapy and medication evaluation from 30 beds to 32 beds.

Programs and Resources

Federal: CDBG, Section 8 Housing Choice Voucher Program, HOPWA, Supportive Housing Program

Local: Supportive Housing Program

Goal 5: Enhance access to, coordination and delivery of supportive and social services to homeless throughout the continuum to achieve permanent housing

Specific Objectives

- 5.1 Over the next year conduct a survey of the homeless and those at risk of homelessness to identify those households in the 0 to 30% Extremely Low-Income range, and households at risk of homelessness to identify service gaps and monitor service needs.
- 5.2 Establish Countywide HMIS with 30% of agencies and organizations online during FY 2006.
- 5.3 Establish countywide Information and Referral Hotline during FY 2006 with availability Monday through Friday from 9am to 5pm.

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Programs and Resources

Federal: CDBG

County: Loudoun County Department of Family Services, Loudoun County Department of Mental Health, Mental Retardation and Substance Abuse Services, Loudoun County Health Department, Loudoun County Housing Services, Loudoun County Public Schools

Private: Good Shepherd Alliance, Jeremiah House, Loudoun Abused Women's Shelter, Loudoun Cares, The Salvation Army, Volunteers of America

B. Homeless Prevention

As indicated in the previous section on homeless prevention objectives, federal, state and local resources targeting the homeless will be directed first to the highest priority needs. Loudoun County is in the process of restructuring the Continuum of Care under the Department of Family Services. This restructuring process will be ongoing during the next year.

In addition to the specific objectives outlined on pp. 16-18, the County will pursue the following actions during the year in order to prevent homelessness:

- Advocate for more funding from the State Homeless Intervention Program and for additional Housing Choice Vouchers including Mainstream Vouchers for persons with disabilities.
- Encourage and support public and private efforts to better coordinate the provision of emergency assistance including development of an information and referral helpline.
- Promote and support public and private efforts aimed at assisting persons and households to cope with financial and related difficulties.
- Maintain or increase local funding levels of existing emergency shelters and transitional housing programs.
- Encourage and support the development and implementation of new emergency shelters and transitional housing programs as well as the expansion of existing facilities and services.
- Encourage and assist public agencies and private organizations to pursue and apply for additional funding for emergency shelters, transitional housing and related services; collaborate on joint proposals, when appropriate and advantageous.
- Encourage and support public agencies and private organizations to refine and fully implement a data collection system, document need, and identify those homeless served by and turned away from emergency shelters and transitional housing programs.
- Encourage and support local and private efforts to create an adequate supply of affordable housing units for homeless individuals and households.

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- Encourage and assist local public/private partnerships and collaborative efforts aimed at coordinating and advocating for more resources for permanent housing for the homeless.
- Encourage and support local and private efforts to create an adequate supply of affordable accessible housing units for homeless individuals and households with special needs.
- Encourage and assist local public/private partnerships and collaborative efforts aimed at coordinating and advocating for more resources for permanent supportive housing for homeless individuals with special needs.
- Enhance information and referral resources regarding available services through electronic medium or other shared accessible source.
- Continue to direct available federal, state and local resources over the next year to assist individuals and families at risk of becoming homeless.
- Continue to target financial assistance and case management resources to help prevent eviction or foreclosure resulting from a temporary loss of income.
- Conduct a countywide needs assessment in conjunction with Continuum of Care planning to identify priority needs and gaps in service that should be addressed with available and future resources.

A potential obstacle to completing these actions is the loss or significant decrease of resources expected to be available to address the needs of the homeless.

C. Chronic Homelessness

HUD defines chronic homelessness as an unaccompanied homeless individual with a disabling condition who has either been continuously homeless for a year or more or has had at least four episodes of homelessness in the past three years. To be considered chronically homeless, persons must have been sleeping in a place not meant for human habitation, such as living “in the streets”, and/or in an emergency shelter during that time. A disabling condition is defined as a diagnosable substance use disorder, serious mental illness, developmental disability, or chronic physical illness or disability, including the co-occurrence of two or more of these conditions. A disabling condition limits an individual’s ability to work or perform one or more activities of daily living.

As part of the restructuring of the Continuum of Care process in Loudoun County, attention will be paid to developing strategies and objectives that will eliminate chronic homelessness by 2012. Examples of potential objectives the County will review in the next year include:

- Work with public and private entities to identify land for the development of Single Resident Occupancy (SRO) housing.
- Work with faith-based organizations to form a safe haven network for the chronically homeless.
- Develop innovative methods to identify the chronically homeless and address their needs in partnership with local service providers.

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- Conduct a comprehensive needs assessment to identify resources and formulate priorities for programs to end chronic homelessness.

Potential barriers to achieving these objectives could be the need to revise zoning regulations and also the need for additional resources.

D. Discharge Coordination Policy

A priority of the newly restructured Continuum of Care process will be the development of a comprehensive discharge coordination policy for the County. Currently, the only policy deals with clients of the Loudoun County Mental Health/Substance Abuse Services Division of Mental Health/Mental Retardation and Substance Abuse Services who are released on their own or to a legally authorized representative. A comprehensive discharge coordination policy will standardize procedures throughout the County with the intent of assisting with employment and housing and preventing the possibility of someone being released with no case management or follow up.

E. Emergency Shelter Grants (ESG)

Not applicable to local government (States only).

IV. COMMUNITY DEVELOPMENT

A. Specific Local Community Development Objectives

- 1. Describe the priorities and specific objectives the jurisdiction hopes to achieve during the next year.**

Non-housing Community Development Priority Areas: Employment training for low-income persons; Revitalization of older communities; Increase public facilities and public services for youth and seniors.

Employment training for low-income persons will enhance their earning capacity and enable them to afford housing in the County. Older existing housing in the County is in need of rehabilitation to maintain an affordable housing stock. Public services, including child care and transportation, are a high priority for low-income persons and families in the County. The availability of these services supports the low-income wage earner.

Goal 1: Preserve, expand and make accessible public facilities

Specific Objectives

- 1.1. Over the next year construct, rehabilitate, or purchase one public facility that will serve 60 low and moderate households.

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- 1.2. Over the next year retrofit or facilitate handicapped accessibility to one public facility or playground.
- 1.3. Over the next year construct, expand or renovate two public facilities without federal CDBG funds.

Goal 2: Expand public services and employment opportunities to community

Specific Objectives

- 2.1. Over the next year assist 160 low and moderate-income persons with medical and/or health care services.
- 2.2. Over the next year provide transportation services to 200 low and moderate-income persons.
- 2.3. Over the next year provide job training to 75 low and moderate income persons to become self-sufficient.

Goal 3: Provide for functioning infrastructure system

Specific Objectives

- 3.1. Over the next year provide stormwater management improvements and/or water and sewer connections to 4 low and moderate-income households.
- 3.2. Over the next year complete 1 stormwater management and road project.
- 3.3. Over the next year complete 4 stormwater management and road projects without federal CDBG funds.

Goal 4: Protect the safety of children in the community

Specific Objectives

- 4.1. Over the next year assist 100 low and moderate-income children with child care, after school care or recreational programs.
- 4.2. Over the next year provide counseling, supportive services or advocacy for 25 abused/neglected children.

Programs and Resources

Federal: CDBG

Local: Loudoun County General Government, Loudoun County Public Schools,
County Administration, Department of General Services, Office of

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Transportation Services, Office of the Sheriff, Department of Animal Care and Control, Department of Fire and Rescue, Department of Mental Health, Mental Retardation and Substance Abuse Services, Department of Housing Services, Department of Family Services, Department of Parks, Recreation and Community Services, Loudoun County Area Agency on Aging, Department of Library Services, Office of Solid Waste Management, Department of Economic Development, Town of Leesburg, Town of Lovettsville

Private: Habitat for Humanity

B. Antipoverty Strategy

1. Describe the actions that will take place during the next year to reduce the number of poverty level families.

Loudoun County supports the goals of the Consolidated Planning process to provide decent housing, a suitable living environment and expand economic opportunities for low and moderate income persons. In the next year, the Department of Family Services will continue to sponsor the Family Self Sufficiency Program (FSS) that provides Section 8 Housing Choice Voucher participants the opportunity to achieve economic independence over a five year period. A case manager is linked with the family to develop an individual plan that includes mentoring and budget counseling.

The Department of Family Services Career Support Services unit is responsible for providing available employment and training services. This includes employability assessments, case management, eligibility determinations for programs, assisting with physical and mental and family issues, coordinating educational and training opportunities, and assisting with career development training. During the next year, the Career Support Services Specialists and Counselors will continue to serve participants in the Virginia Initiative for Employment not Welfare Program (VIEW), the Workforce Investment Act (WIA), and the general job-seeking public.

The demand for quality childcare that is both affordable and accessible will continue to increase as the population and workforce in Loudoun County grows. The need for adequate childcare for the growing workforce is an issue that is just beginning to get the attention of businesses as they struggle to hire workers at all levels. Poor families are faced with a disproportionate burden due to the high proportion of their household income which must be dedicated to paying for childcare. During the next year, the Department of Family Services Career Support Services Unit will continue to administer subsidized child care programs to recipients of TANF/VIEW, allowing parents to return to work and education. The Childcare Fee System Program provides a childcare subsidy for families that meet the income criteria and need childcare while working or in an approved education and training program. The Quality Initiative Grant with the Career Support Services Unit promotes quality child care and starting child care businesses by conducting and facilitating educational workshops for childcare providers.

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The lack of transportation can prevent an individual or family from accessing available services. During the next year, the Department of Family Services and the Department of Health will continue to provide tokens and subsidized transportation for low and moderate income persons to access needed services including job training and employment sites. The Career Support Services Program administers the Vehicles for Change contract that provides individuals who are current or past TANF recipients with low cost vehicles. The Career Support Services Unit also participates in the Advisory Board for the Ways to Work program administered through Northern Virginia Family Service that provides low interest loans to low income working families to purchase or repair vehicles. Career Support Services also maintains a contract with ECHO that provides taxi transportation to VIEW clients to and from work and child care.

Additional initiatives by the County to provide affordable housing and coordinate efforts countrywide to provide services to low and moderate income persons during the next year include support of the proposed workforce housing plan and increased involvement by the Industrial Development Authority in affordable housing issues.

C. Fair Housing

1. Status of Analysis of Impediments

Loudoun County is committed to affirmatively furthering fair housing. The County has contracted with consultants through the Northern Virginia Regional Commission for the preparation of a five-year Fair Housing Plan and Analysis of Impediments. The Fair Housing Plan will be submitted to HUD in July 2006. The Analysis of Impediments will be completed in September 2006.

V. NON-HOMELESS SPECIAL NEEDS HOUSING

A. Specific Local Non-Homeless Special Needs Housing Objectives

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve during the next year.

Homeless/Special Needs Populations Priority Areas: Homeless Persons and Families; Persons with Disabilities; Victims of Domestic Violence.

Data on the homeless in the County indicate that priority needs for the homeless include both emergency and transitional housing. Housing and supportive service needs of persons with disabilities and victims of domestic violence require special attention as the supply of housing options and shelters are extremely limited.

Goal 1: Expand the supply of supportive services and affordable, accessible housing for persons with special needs.

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Specific Objectives

- 1.1. Over the next year purchase, rehabilitate or construct 5 affordable housing units for extremely low-income special needs individuals, including the elderly, frail elderly and persons with disabilities.
- 1.2. Over the next year provide rental assistance to 30 special needs households.
- 1.3. Over the next year Operation Match will assist 135 households in their search to obtain permanent housing and financial stability.
- 1.4. Over the next year expand the number of HOPWA beds by one.

Programs and Resources

Federal: CDBG, HOPWA, Housing Choice Voucher Programs, Section 811 and Section 202

Local: Operation Match Program, Department of Family Services, Loudoun County Area Agency on Aging, Department of Mental Health, Mental Retardation and Substance Abuse Services, Department of Parks, Recreation and Community Services, Town of Middleburg

Private: Windy Hill Foundation, Birmingham Green Adult Care Residence

B. HOPWA

HOPWA funds are distributed from the District of Columbia government to political subdivisions within suburban Virginia, including Loudoun County, via the Northern Virginia Regional Commission (NVRC).

Loudoun County's current agreement with NVRC is for the distribution of \$72,043 for tenant-based rental assistance for individuals and families with symptomatic HIV disease or AIDS with cognitive, functional and/or motor impairments.

A small percentage of HOPWA funds are used for case management (supportive services) and the leasing/inspection process. Most of the HOPWA funds are used for rental assistance payments for seven HIV/AIDS clients.

The continuing availability of HOPWA funds is very important to Loudoun County clients since there are no new Housing Choice Vouchers and the waiting list is over 900. During the next year, the restructured Continuum of Care process will assess the needs of persons living with HIV/AIDS and address any gaps in service that may exist.